

Development Charges (2020-2025)



PAMPHLET
Updated Jan. 1, 2024

BY-LAW NO. 2020-09-039

Township of Laurentian Valley

TOWNSHIP OF LAURENTIAN VALLEY DEVELOPMENT CHARGES

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GENERAL INFORMATION

The Development Charges Act, 1997, authorizes municipalities to pass by-laws to impose development charges against land to recover the increased capital costs required because of increased needs for services arising from development. These services can include fire protection, transportation, library services, recreation, water services, sewer services and any supporting studies (ie. Development Charges Studies) required as a result of the capital needs of growth.

A Development Charges Study was completed by the Township of Laurentian Valley in July, 2020, which provided a framework and basis upon which the new Development Charges were calculated. The study determined a Development Charges rate structure which will not require existing taxpayers to cover the capital costs of new growth and which will not require new taxpayers to contribute more than their fair share of the net capital cost of providing the average level of service that has been provided over the past ten year period in the Township, unless otherwise legislated.

By-law No. 2020-09-039, was passed on September 1, 2020, being a by-law to impose development charges on all new residential, commercial/industrial and institutional development in the Township of Laurentian Valley. Development Charges are to be collected at the time of issuance of a building permit. The new Development Charges By-law replaces the former By-law which has now expired. The following provides a summary of the Township's new Development Charges.

Table 1 shows the General Development Charge applicable to new development on all lands in the Township of Laurentian Valley. (Updated as of January 1st, 2024 per Section 7. of O.Reg 82/98)

Table 1 - New Development Charges Applicable in Township of Laurentian Valley					
Type of Use	Category	General Development Charge	General Sewer and Water Development Charge		Pleasant View Municipal Drain Development Charge
			Sewer System	Water System	
Residential (per dwelling unit)	Single Detached	\$2,986.59	\$1,893.77	\$84.07	\$42.88
	Single Attached	\$2,930.85	\$1,842.45	\$81.79	\$41.81
	Apartment	\$2,371.26	\$1,488.34	\$66.06	\$34.30
	Mobile Home	\$2,359.47	\$1,372.93	\$65.70	\$33.23
Commercial /Industrial (per m ² of g.f.a.)	All Categories except Industrial Expansions of less than 50% of existing g.f.a. of bldg.	\$4.50/m ²	\$5.12/m ²	\$0.23/m ²	\$0.00/m ²
Institutional	Charge determined as per nature of use, i.e. Residential components charged according to class of use and other components charged as per Commercial/Industrial rate.				

(Please note: More than one type of charge may apply depending on what service area the property is located in.)

SUMMARY OF DEVELOPMENT CHARGES

General Development Charges

These are the only charges that would apply to lands which will be serviced by individual private wells and septic systems that are outside the Pleasant View Municipal Drain service area. These lands are located outside the built-up area referred to as the Stafford Village Sewer and Water Service Area, the East End Sewer and Water Service Area or the West End Service Area or County Road 51 corridor where piped municipal water services are available.

Area Specific Development Charges

While the General Development Charges apply to new development on all lands within the Township of Laurentian Valley, there are two special charges which only apply to special service areas identified in the By-law. In these special service areas, more than one charge applies and these are applied cumulatively. Due to the size of the special service areas no Key Maps have been attached. Maps illustrating the boundaries of the service areas are available for review at the Township Municipal Office.

General Sewer and Water System Development Charges

The General Sewer and Water System Development Charge would also apply, in addition to the General Development Charge (Table1), to all lands serviced by municipal sewer and water services and generally located within the area identified as the Stafford Village Sewer and Water Service Area (Schedule G of the By-law) and the area identified as the East End Sewer and Water Service Area (Schedule I of the By-law). The Public Works: General Water System portion only, of the General Sewer and Water Services Development Charge, would also apply to lands only serviced by piped municipal water services, such as lands along the County Road 51 corridor. Maps illustrating the boundaries of the service areas are available for review at the Township Municipal Office.

Table 2 shows General Development Charges that apply to new development on all lands within the Township. There are also special charges which only apply to specific service areas as identified in the By-law. In these special service areas, more than one charge applies as illustrated in the summary Table 2 below. For lands serviced by municipal sewer and/or water services, the General Sewer and Water System Development Charge would also apply, in addition to the General Development Charge. For lands in the Pleasant View Municipal Drain Service Area, that charge also applies in addition to the General Development Charge and where applicable, the General Sewer and Water Development Charge.

Table 2 - Summary of Total Development Charges Applicable in Various Service Areas in Laurentian Valley

Type of Use	Category	Total Charges on private well and septic system outside Pleasant View Municipal Drain Area	Total Charges on private well and septic system in Pleasant View Municipal Drain Service Area	Total Charges on lots serviced by both municipal sewer and water services	Total Charges on sewer and water in Pleasant View Municipal Drain Service Area
Residential (per dwelling unit)	Single Detached	\$2,986.59	\$3,029.47	\$4,964.43	\$5,007.31
	Single Attached	\$2,930.85	\$2,972.66	\$4,855.09	\$4,896.90
	Apartment	\$2,371.26	\$2,405.57	\$3,925.66	\$3,959.97
	Mobile Home	\$2,359.47	\$2,392.70	\$3,798.11	\$3,831.34
Commercial /Industrial (per m ² of g.f.a.)	All Categories except Industrial expansions of less than 50% of existing g.f.a. of bldg	\$4.50/m ²	\$4.50/m ²	\$9.85/m ²	\$9.85/m ²
Institutional	Charge determined as per nature of use, i.e. Residential components charged according to class of use and other components charged as per Commercial/Industrial rate.				

Pleasant View Municipal Drain Development Charges

For lands located in the Pleasant View Municipal Drain Service Area the Pleasant View Municipal Drain (see Table 1) would apply in addition to the General Charge. Where the lands are on municipal sewer and water services, the East End Sewer and Water System Development Charge, the General Sewer and Water System Development Charge and the General Development Charge all apply.

Summary of Allocation of Development Charges Between Service Categories

The following Tables 3, 4, and 5 provide summaries of how the Development Charges are proportionally allocated between the various service categories.

Table 3 - General Development Charge - Proportional Share of Charge by Service Category		
Service Category	Residential	Commercial/Industrial
General Eligible Services	6.11 %	6.11 %
Fire Protection	31.98 %	31.98 %
Public Works: Roads & Equipment	61.91 %	61.91 %
Total	100.0 %	100.0 %

Table 4 - General Sewer and Water System Development Charge Proportional Share of Charge by Service Category		
Service Category	Residential	Commercial/Industrial
Public Works: General - Sewer System	95.75%	95.75%
Public Works: General - Water System	4.2%	4.2%
Total	100.0 %	100.0 %

Table 5 - Pleasant View Municipal Drain Development Charge Proportional Share of Charge by Service Category		
Service Category	Residential	Commercial/Industrial
Public Works: Pleasant View Municipal Drain	100.0%	0.0%
Total	100.0%	0.0 %

This pamphlet is provided for information purposes only. In the event of any discrepancies between the values in this pamphlet and the values in the By-law, the By-law as adopted and/or amended, shall prevail. Copies of the Development Charges Study and By-law are available for inspection at the Township of Laurentian Valley Municipal Office located at 460 Witt Road, Pembroke, Ontario, K8A 6W5. For further information regarding development charges or to review the Annual Statement of the Treasurer which accounts the annual transactions related to the Development Charges Reserve Funds, contact the Township Municipal Office during regular office hours at 613-735-6291.